GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Mandapeta Municipality - Change of land use from Agricultural land use to Commercial use in R.S.No.924/1D of Mandapeta to an extent of Ac.0.40 cents as applied by Sri Chunduru Veerraju Chowdary – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 217 Dated: 09-07-2018

Read the following:

1. From the DTCP, AP, Guntur, Lr.Roc.No.2671/2017/R1, dt:28.07.2017.
2. Govt. Memo No.702864/H1/2017, MA&UD (H1) Dept., Dt:01.11.2017.
3. From the DTCP, AP, Guntur, Lr.Roc.No.2671/2017/R1, Dt: 03.01.2018.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.702864/H2/2017, 29.01.2018.
6. A.P. Extraordinary Gazette No.993, Part-I, Dt:30.01.2018.
7. From the DT&CP, Lr.Roc.No.2671/2017/R1, dt:19.03.2018.
8. Govt. Memo No.702864/H1/2017, dt:06.04.2017.
9. From the DT&CP., Lr.Roc.No.2671/2017/R1, Dt.15.05.2018.

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ORDER:-

The Draft variation to the land envisaged in Mandapeta General Town Planning Scheme, issued in reference 4th read above was published in Extra-ordinary Andhra Pradesh Gazette No.993, Part-I, dated:30.01.2018. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has submitted that, the Commissioner, Mandapeta Municipality has informed that the applicant has paid total an amount of Rs.9,750/- vide Challan No.12/2017-18/12120, dated:04.12.2017, towards Development/Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has submitted that, the Commissioner, Mandapeta Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in the Deccan Chronicle (English version) and in Andhra Jyothi (Telugu version), respectively on 02.02.2018 calling for objections/ suggestions from the general public. On publication of notification, an objection has been received from Sri G. Satyanarayana stating that it is a cultivable land and cannot be converted to Commercial use. In the reference 9th read above, the Director of Town & Country Planning, AP, Guntur has reported that the proposed site is abutting to 100'-0'' wide Master Plan road and several commercial activities around the site area observed in the recent past and the Road also has continuous commercial use in the proposed Master Plan upto Municipal limits Area.

3. Government after careful examination of the matter has found that there is no validity in objection raised on the proposed change of land use. Accordingly, draft variation issued in the reference 5th read above is hereby confirmed.

4. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 10.07.2018.

(**BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Commissioner, Manadapeta Municipality, Mandapeta, E.G. District.
Copy to:
The individual through the Mandapeta Municipality, Mandapeta, E.G. District.

(P.T.O.)

The District Collector, East Godavari District.
Sf

//FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Mandapeta General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.481, MA., Dated:19.09.2000 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.924/1D to an extent of Ac.0.40 cents of Mandapeta Municipality, the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural Land use in the General Town Planning Scheme (Master plan) of Mandapeta Town sanctioned in G.O.Ms.No.481, MA., Dated:19.09.2000 is now designated for Commercial land use by variation of change of land use based on the Council Resolution No.65, dated:12.05.2017 marked as “A, B, C, D” in the revised part proposed land use map G.T.P.No.45/2017/R available in the Municipal Office, Mandapeta, **subject to the following conditions that;**

1. The applicant shall provide 2.00 Mts wide buffer on Western boundary of the site under reference.
2. The Commissioner, Mandapeta Municipality shall not allow the applicant for any development of land / construction of any building without approval from the Competent Authority.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Agricultural wet land in Sy.No.924/1B
East	:	Agricultural wet land in Sy.No.927
South	:	Agricultural wet land in Sy.No.924/2
West	:	Existing 30.57 M wide Alamuru to Mandapeta R&B Road.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER